

Chairperson Lita Sweitzer called the regular meeting to order at 6:30 p.m. Also present were Planning Commissioners Gerald Roberts, Paul Atchley, Tish Oelke and Bill Raley. Absent were Planning Commissioners; Jeni Hukle and Guy Pfalzgraff. Glen Black, Director and Cari Williams, Planner of Community Development also attended.

Citizen's Comments

There were none.

Chick Minor Subdivision located at 1434/1436 Highway 50: Owner Bill Chick and Raeann Holland.

Chairperson Sweitzer opened the public meeting and requested staff report.

Cari Williams gave a power point presentation showing a zoning map, site plan, and pictures; staff recommendations and brief summary of its last review.

Summary Memo-Community Development

Planning Commission reviewed Chick Minor Subdivision at the October 3, 2005 meeting. Planning Commission recommended that council approve this Minor Subdivision with all staff recommendations. City Council reviewed the Minor Subdivision at their November 15, 2006 (see December 4 meeting minutes).

The applicant was not able to complete the requirements of approval during allowed time frame of 90 days and approval has now expired. The applicant is now re-applying with no changes to the prior request.

Comments:

The applicant stated simply, he had no additions to the November meeting and solely sought reapproval. Commissioner Roberts made a motion to recommend approval. Commissioner Raley seconded the motion. All were in favor and the motion carried.

Initial Zoning of Oak Tree Addition No. 1, 3, 4, 6, 8-12, 17-19, Orchard View Addition and South Garnet Addition No. 3.**Proposal:**

This is the initial zoning of the recently annexed properties listed above. Below is a list of the zones that Staff recommends for the parcels based on consistency with proposed and existing uses within the addition, the existing uses in the surrounding area, and public health, safety and welfare.

ADDRESS	ADDITION	ZONE
1530 Highway 50	Oak Tree Add No. 1	B-2
1532 Highway 50	Oak Tree Add No. 1	B-2
1496 Highway 50	Oak Tree Add No. 3	R-1A
adjacent to 1496 Highway 50	Oak Tree Add No. 3	R-1A
1567 G86 Road	Oak Tree Add No. 4	R-1A
852 1600 Rd	Oak Tree Add No. 6	A-1
1561 H38 Road	Oak Tree Add No. 8	R-1A
1561 H38 Road	Oak Tree Add No. 8	R-1A
802 1525 Rd	Oak Tree Add No. 9	A-1
808 1525 Rd	Oak Tree Add No. 9	A-1
810 1525 Rd	Oak Tree Add No. 9	A-1
1620 H38 Rd	Oak Tree Add No.10	A-1
748 1600 Rd	Oak Tree Add No.11	A-1
756 1550 Rd	Oak Tree Add No.12	B-2
1601 H38 Rd	Oak Tree Add No.17	A-1
1663 H38 Rd	Oak Tree Add No.17	A-1
1196 Highway 50	Oak Tree Add No.18	A-1

695 1675 Rd	Oak Tree Add No.19	B-3
1780 Pioneer Rd	Orchard View Add	R-1A
2355 Pioneer Rd	South Garnet Add No.3	B-2

Chairperson Sweitzer opened the public hearing.

Cari Williams gave power point presentation showing zoning map, site plan, and pictures; lead a briefing of the staff recommendations. Recommendations for parcels are based on consistency with proposed and existing uses within the addition, the existing uses in the surrounding area, and public health, safety and welfare.

1530 Highway 50- Oak Tree Add. No. 1 & 1532 Highway 50 -Oak Tree Add. No. 1

Staff Recommendations:

Staff recommends B-2 zoning as it is consistent with this area.

Property Owner Requests:

Dick Steel, owner 1532 Highway50, has requested a B-3 zone, which would allow for a veterinary clinic for large animals.

Dick Steel, 1534 N. Hwy. 50; requests zoning to be as B-3 in order to build a large building to restrain and work with large animals as part of a growing veterinary service. Mr. Steel also presented a letter of recommendation from neighboring properties.

No public comment on 1530 Highway 50 Oak Tree Add. No. 1.

Chairperson Sweitzer closed the public hearing.

Commissioner Oelke motioned for approval of B-3 zoning for 1532 Highway 50, Oak Tree Add. No. 1. Commissioner Raley seconded motion. All were in favor and the motion carried.

Staff recommends B-2 zoning. Commissioner Oelke motioned to approve B-2 zoning for 1530 Highway 50, Oak Tree Add. No.1. Commissioner Raley seconded the motion. All were in favor and the motion carried.

1496 Highway 50- Oak Tree Add. No. 3 & Adjacent to 1496 Highway 50-Oak Tree Add. No. 3

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends R1-A as it is the most consistent with this area.

Chairperson Sweitzer closed the public hearing.

No public comment on Oak Tree Additions No. 3.

Commissioner Roberts motioned to approve staff recommendations of R1-A zoning. Commissioner Atchley seconded the motion. All were in favor and the motion carried.

1567 G86 Road- Oak Tree Add. No. 4

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends R1-A zoning.

No public comment on Oak Tree Addition No. 4.

1567 G86 Road- Oak Tree Add. No. 4

Chairperson Sweitzer closed the public hearing.

Commissioner Raley motioned to approve staff recommendations of R1-A zoning. Commissioner Roberts seconded the motion. All were in favor and the motion carried.

852 1600 Road- Oak Tree Add. No. 6

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends A-1 zoning as it is consistent with this area.

No public comment on Oak Tree Addition No. 6.

Chairperson Sweitzer closed the public hearing.

Commissioner Oelke motioned to approve staff recommendations of A-1 zoning. Commissioner Roberts seconded the motion. All were in favor and the motion carried.

1561 H38 Road- Oak Tree Add. No. 8 & 1561 H38 Road- Oak Tree Add. No. 8

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends R1-A zoning.

No public comment on Oak Tree Additions No. 8.

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts motioned to approve staff recommendations of R1-A zoning. Commissioner Raley seconded the motion. All were in favor and the motion carried.

802 1525 Road, 808 1525 Road & 810 1525 Road- Oak Tree Add. No. 9

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends A-1 zoning as it is consistent with this area.

Josh Baley, 808 1525 Road; requests zoning appropriated for the intention of building a mini storage.

Carl John, 817 1525 Road commented not to favor any spot zoning and would prefer no additional businesses.

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts recommended staff investigation, contact neighboring properties of a possible B-2 and B-3 zoning. Commissioner Roberts motioned to table for review at February's Regular Meeting. Commissioner Atchley seconded the motion. All were in favor and the motion carried.

1620 H38 Road- Oak Tree Add. No. 10

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends A-1 zoning as it is consistent with this area.

1620 H38 Road- Oak Tree Add. No. 10

Chris Arnet, 1620 H38 Road; concerned for future shop and storage building.

Neighboring property owners expressed sewage and irrigation as a concern, and were referred to Jim Hathaway.

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts motioned to approve staff recommendations of A-1 zoning. Commissioner Raley seconded the motion. All were in favor and the motion was carried.

748 1600 Road- Oak Tree Add. 11

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends A-1 zoning as it is consistent with this area. Surrounding areas include A-1 and R1-A.

No public comment on Oak Tree Addition No. 11.

Chairperson Sweitzer closed the public hearing.

Commissioner Raley motioned to approve staff recommendations of A-1 zoning. Commissioner Roberts seconded the motion. All were in favor and the motion carried.

756 1550 Road- Oak Tree Add. 12

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends B-2 zoning as it is consistent with this area. Surrounded by B-1, B-2, and R1-A.

No public comment on Oak Tree Addition No. 12.

Chairperson Sweitzer closed the public hearing.

Commissioner Atchley motioned to approve staff recommendations of B-2 zoning. Commissioner Roberts seconded the motion. All were in favor and the motion carried.

1601 H-38 Road-Oak Tree Add. No 17 & 1663 H38 Road- Oak Tree Add. No. 17

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends A-1 zoning as it is consistent with this area.

No public comment on Oak Tree Additions No. 17.

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts motioned to approve staff recommendations of A-1 zoning. Commissioner Atchley seconded the motion. All were in favor and the motion was carried.

1196 Highway 50- Oak Tree Add. No. 18

Chairperson Sweitzer opened the public hearing.

1196 Highway 50- Oak Tree Add. No. 18**Staff Recommendations:**

Staff recommends A-1 zoning as it is consistent with this area. Surrounded by A-1 and B-2 across the highway.

Dick Johnson, 6738 2200 Road; currently serving on the Delta-Area Planning Committee, expressed concerned for de-annexation.

Ronnie Page, part owner received and reviewed copy of zoning clarification.

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts motioned to approve staff recommendations of A-1 zoning. Commissioner Atchley seconded the motion. All were in favor and the motion carried.

695 1675 Road- Oak Tree Add. No. 19

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends B-3 zoning as it is consistent with this area.

Mr. Black informed Mr. Wilson of zoning clarification stating that Mr. Wilson's request was allowable in a B-3 zoning.

Dan Wilson requested appropriate zoning to establish a small medical business. Mr. Wilson asked to confirm correct address. Mr. Black disclosed he is owner of adjacent property.

Chairperson Sweitzer closed the public hearing.

Commissioner Atchley motioned to approve staff recommendations of B-3 zoning. Commissioner Raley seconded the motion. All were in favor and the motion was carried.

1780 Pioneer Road- Orchard View Add.

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends R1-A zoning as it is consistent with this area.

No public comment was made for the Orchard View Addition.

Chairperson Sweitzer closed the public hearing.

Commissioner Raley motioned to approve staff recommendations of R1-A zoning. Commissioner Atchley seconded the motion. All were in favor and the motion was carried.

2355 Pioneer Road- South Garnet Add. No. 3

Chairperson Sweitzer opened the public hearing.

Staff Recommendations:

Staff recommends B-2 zoning as it is consistent with this area. Surrounded by A-1 and R-1 zoning.

Bob Husbin, 2050 Irish Road; stated considering purchase was looking for zoning clarification. Chairperson Sweitzer gave recommendations to assist him for future planning.

2355 Pioneer Road- South Garnet Add. No. 3

Chairperson Sweitzer closed the public hearing.

Commissioner Roberts motioned to approve staff recommendations of B-2 zoning. Commissioner Atchley seconded the motion. All were in favor and the motion was carried.

Minutes

Planning Commissioner Roberts motioned for approval of minutes with condition of a grammar correction: at replacing on, below Commissioner Comments second sentence, page 7 on December 4th Regular Meeting. Commissioner Raley seconded the motion. All were in favor and the motion was carried.

Commissioner Comments

Chairperson Sweitzer expressed the importance of the new commission receiving regular training in reference to 5 year Capital Improvement Planning involvement and preparation.

Commissioner Roberts suggested an all inclusive meeting to discuss the direction of the City and all details pertaining to.

Chairperson Sweitzer stated a reminder of two open positions this April and the expectations of the applicant process.

Commissioner Roberts addressed staff to prepare a recommendation for tabled subject.

Staff Comments

Glen Black states summarization: of training, 5 yr. Capital Improvement Plan, brainstorming basic expectations of the Planning Committee, getting involved in the budget process, transportation issues, Project 7 issues. Mr. Black also stated reminder for Thursday's meeting at 6:00.

Lee Barber was introduced as Donna's replacement as Secretary.

Announcement of Cari Williams' resignation. Cari stated her gratitude for the opportunity of learning and gaining experience.

The meeting adjourned at 8:31 p.m.

Lee A. Barber, Executive Secretary